

## 2013 INFILL IN EDMONTON: DUPLEXES & SEMI-DETACHED

### Description

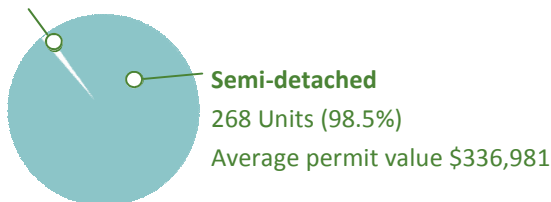
Semi-detached houses, sometimes described as “Side by Side Duplexes,” are two dwellings joined on one side, with each unit having individual access to the street. Duplexes are one building with one dwelling unit placed over the other. They are often referred to as “Up and Down Duplexes.” Duplexes are similar in scale to a Single Detached dwelling with a Secondary Suite.

For more information on Duplexes and Semi-detached Houses, see Edmonton's Zoning Bylaw

### Development Activity (2013)

#### Duplexes

4 Units(1.5%)



**2013 Permits: 136**

### Distribution (2013)

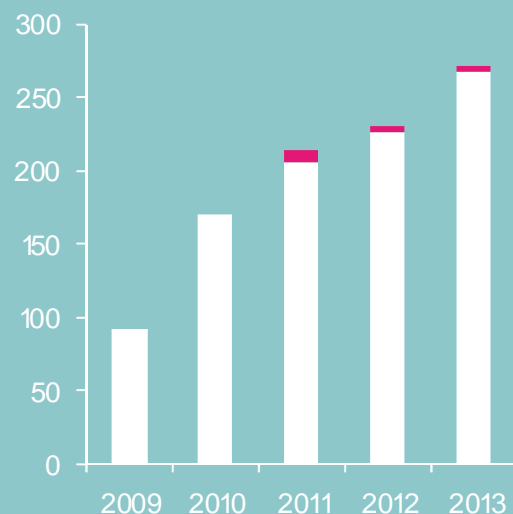
Duplexes and Semi-detached houses are discretionary in some low density residential zones and permitted in others. In 2013, the zones that experienced the most Secondary Suite infill were the **RF3** “Small Scale Infill Development” zone (73%), the **RF4** “Semi-detached Residential” zone (13%) and the **RF2** “Low Density Infill” zone (5%).

The neighbourhoods with the most Duplex and Semi-detached infill were **Inglewood** (28 new units), **Bonnie Doon** (20 new units), and **King Edward Park** (18 new units).



### INFILL Duplexes & Semi-detached Homes 2009 –2013

SEMI-DETACHED Units  
DUPLEX Units



*Note: Analysis is restricted to permits issued in central, mature, and established neighbourhoods (not developing).*